

STEPHEN COLLINS
DIRECTOR

July 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 364, 365, 366, 367, 369, 370, 1, and 3 ZAC-Meeting of July 10, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

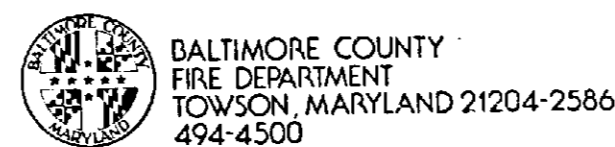
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 364, 365, 366, 367, 369, 370, 1, and 3.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/can



PAUL H. REINCKE
CHIEF

July 18, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles J. Crowther, et ux

Location: NW/S Patuxent Rd. 186' S/W Greenbank Road

Item No.: 366 Zoning Agenda: Meeting of 7/10/84

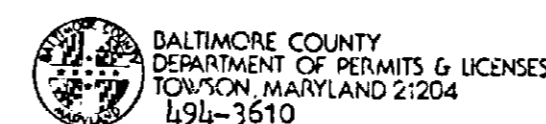
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1974 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Ed McDonough* Approved: *George M. Maganick*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZAKEM JR.
DIRECTOR

Mr. William E. Hammett, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammett:

Comments on Item 366 Zoning Advisory Committee Meeting

are as follows:

Property Owner: Charles J. Crowther, et ux
Location: NWS Patuxent Road
Existing Zoning: DR 5.5 (Possible Critical Area)
Proposed Zoning: Variance to permit side yard setback of 4' in lieu of 10'
Acres: 50 x 200
District: 15th

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1261/ Council Bill 142-1983 and the Maryland Code Section 10-101 and 10-102 and other applicable Codes.
- (B) A building and other miscellaneous permits shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1407 and Table 1402.
- (F) Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

Comments: NO ELEVATIONS are shown on plans. As this property appears to be in the 100 year flood inundation area ALL FLOOR LEVELS shall be 4 feet higher than the flood tide as ESTABLISHED BY THE DEPT. OF PUBLIC WORKS. See Section 519.0
NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 of Building 4-82 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CEB:rfj
POLY 01-82

RE: PETITION FOR VARIANCE : BEFORE THE
NW/S of Patuxent Rd., 186' SW of : DEPUTY ZONING COMMISSIONER
Greenbank Rd. (13214 Patuxent Rd.) :
15th Election District : OF
Charles J. Crowther, et ux - :
Petitioners : BALTIMORE COUNTY
No. 85-61-A (Item No. 366) :

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variance not adversely affecting the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of August, 1984, that to permit a side yard setback of four feet in lieu of the required ten feet, for the expressed purpose of enclosing a porch and constructing an addition, is GRANTED, from and after the date of this Order.

John M. Deane
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 30, 1984
BY *Mary Compton* (clerk)
JANUARY 1985

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 31, 1984
FROM: Edward A. McDonough, P.E.
SUBJECT: Zoning Items - Critical Area

Attached are comments from James Markle for critical area items requested by your office.

Ed McDonough
EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:iss
Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Ed McDonough Date: August 30, 1984
FROM: James A. Markle
SUBJECT: Critical Areas Review

1. Item 166 (1983-1984) *Everly*
No adverse impact expected.
2. Item 249 (1983-1984) *84-311*
No adverse impact expected.
3. Item 278 (1983-1984) *84-344*
No adverse impact expected.
4. Item 301 (1983-1984) *84-361*
No adverse impact expected.
5. Item 324 (1983-1984) *Knigt*
No adverse impact expected.
6. Item 337 (1983-1984) *Skolaki*
No adverse impact expected.
7. Item 366 (1983-1984) *85-61-A (129 Wick.)*
No adverse impact expected.
8. Item 365 (1983-1984) *85-62-SPA*
No adverse impact expected.
9. Item 3 (1983-1984) *85-67-A*
No adverse impact expected.

All of the above comments are made concerning the three items that were given as Public Works review responsibility in the June 1, 1984 memo from Norman Gerber to Don Hutchinson concerning Critical Areas.

RECEIVED
AUG 30 1984
DEVELOPERS ENGINEERING DIVISION
BUREAU OF PLANNING SERVICES

Ed McDonough
Page Two
August 30, 1984

These three items are flood plains, effect of increased impervious areas and effects of points of storm water discharge.

James A. Markle
JAMES A. MARKLE, P.E.
Chief, Storm Drain Design
and Approval Section

JAM:hhm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: October 4, 1984
FROM: Ian J. Forrest
SUBJECT: Critical Areas
Meeting - July 10, 1984

Enclosed are Baltimore County Department of Health comments regarding critical areas for the following items:

- Zoning Item #365 - Matko Chullin
- Zoning Item #366 - Charles J. Crowther, et ux
- Zoning Item #3 - Hallmark Financial Services, Inc.

Ian J. Forrest
IAN J. FORREST, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Sept. 20, 1984
DateZoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

CRITICAL AREA REVIEW

Zoning Item # 366 Zoning Advisory Committee Meeting of July 10, 1984Property Owner: Charles J. Crowther, et ux.Location: NW/8 Patuxent Rd. 186' SW of Greenbank Rd. District 15Stream(s) on Property Yes No
COMMENTS Property lies within 1000' of Gunpowder River.Wetlands/Hydric Soils Yes No COMMENTS Soil Survey Map Sheet 37 indicates Saxatras series.

Notes: As per Baltimore County Health Department Wetland Guidelines, development or grading is prohibited in upland and tidal wetlands.

OTHER COMMENTS This proposal will not result in adverse water quality effects long as appropriate sediment control measures are observed during any construction.

Margaret A. Long

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCEArnold Jablon
TO: Zoning Commissioner Date: August 10, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 85-53-A, 85-54-A,
SUBJECT: 85-55-A, 85-58-A, 85-61-A, and 85-62-5th

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/st

ZONING DESCRIPTION

Beginning on the northwest side of Patuxent Rd. at the distance of 186 feet southwest of Greenbank Rd. Being lot 142, in the subdivision of Oliver Beach. Book No. 14 Folio 37. Also known as 13214 Patuxent Rd. in the 15th Election District.

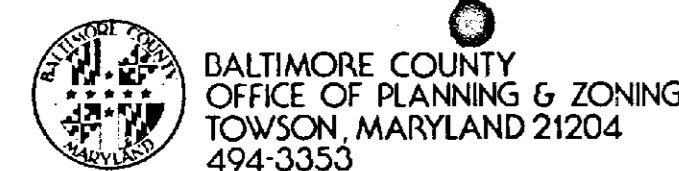
PETITION FOR VARIANCE
15th Election DistrictZONING: Petition for Variance
LOCATION: Northwest side Patuxent Road, 186 ft. Southwest of Greenbank Road (13214 Patuxent Road)
DATE & TIME: Wednesday, August 29, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 4 ft. in lieu of the required 10 ft.

Being the property of Charles J. Crowther, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTYARNOLD JABLON
ZONING COMMISSIONER

August 23, 1984

Mr. & Mrs. Charles J. Crowther
13214 Patuxent Road
Baltimore, Maryland 21220Re: Petition for Variance
NW/8 Patuxent Rd., 186' SW of Greenbank
Road (13214 Patuxent Road)
Case No. 85-61-A

Dear Mr. & Mrs. Crowther:

This is to advise you that \$42.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Zoning CommissionerBALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133273

DATE: 8/30/84 ACCOUNT: R-61-15-000
AMOUNT: \$42.85RECEIVED FROM: Sharon M. Crowther
FOR: Advertising and Posting Case #85-61-A

035*****428514 4304F

VALIDATION OR SIGNATURE OF CASHIER

August 1, 1984

Mr. & Mrs. Charles J. Crowther
13214 Patuxent Road
Baltimore, Maryland 21220

NOTICE OF HEARING

Re: Petition for Variance
NW/8 Patuxent Rd., 186' SW of Greenbank
Road (13214 Patuxent Road)
Charles J. Crowther, et ux - Petitioners
Case No. 85-61-A

TIME: 10:00 A.M.

DATE: Wednesday, August 29, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, MarylandArnold Jablon
Zoning Commissioner
of Baltimore CountyBALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131973

DATE: 8/24/84 ACCOUNT: R-01-15-000

AMOUNT: \$35.00

RECEIVED FROM: Sharon M. Crowther

FOR: Advertising and Posting Case #85-61-A

035*****235014 4274A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Ed McDonough - Bureau of Public Services
Steve Adamski - Health Department
Sue Carrell - Current Planning
TO: Nick Commodari - Chairman ZPAC Date: July 20, 1984
FROM: Critical Area
SUBJECT: Critical Area

Please be advised that the following items are in a critical area and comments should be submitted according to my previous memo of June 15, 1984.

Item No. 365 -
Item No. 366 "listed as possible critical area"
Item No. 3 -

NBC:bsc

cc: files

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

ARNOLD JABLON
TO: Zoning Commissioner Date: July 20, 1984
PAUL J. SOLOMON, Head
FROM: Environmental Planning Section, OPZ
SUBJECT: Zoning Petition Cases #365, #366 and #3

I have reviewed these cases and have determined that the requests are consistent with the goals and objectives of the Chesapeake Bay Critical Area requirements.

PJS:vh

Paul J. Solomon, Head
Environmental Planning Sectioncy: Eugene A. Bober, Chief
Current Planning & Development Div., OPZNicholas B. Commodari, Chairman
Zoning Advisory CommitteeAndrea Van Arsdale
Coastal Zone Planner, OPZ



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 30, 1984

Mr. and Mrs. Charles J. Crowther
13214 Patuxent Road
Baltimore, Maryland 21220

RE: Petition for Variance
NW/S of Patuxent Rd., 186' SW of
Greenbank Rd. (13214 Patuxent Rd.)
Charles J. Crowther, et ux - Peti-
tioners
No. 85-61-A (Item No. 366)

Dear Mr. and Mrs. Crowther:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

Case No. 85-61-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
10th day of July, 1984

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Charles J. Crowther, et ux
Petitioner's
Attorney

Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petition for Variance

15th Election District
ZONING: Petition for Variance
LOCATION: Northwest side of Pa-
tuxent Road, 186 ft. Southwest of
Greenbank Road (13214 Patuxent
Road).
DATE & TIME: Wednesday, Au-
gust 29, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 100,
County Office Building, 111 W. Ches-
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The Zoning Commissioner of Balti-
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period. The Zoning Commissioner
will, however, entertain any request
for a stay of the issuance of said per-
mit during this period for good cause
shown. Such request must be received
in writing by the date of the hearing
set above or made at the hearing.
BY ORDER OF:
Arnold Jablon
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md., Aug 9 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 9th day of

Sept, 1984
John D. Wight Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 8/11/84
Posted for: Petition for Variance
Petitioner: Charles J. Crowther, et ux
Location of property: NW/S of Patuxent Rd., 186' SW of
Greenbank Rd.
Location of Signs: front to property (#13214 Patuxent
Rd.)
Remarks: _____
Posted by Arnold Jablon Date of return: 8/17/84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 9, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper, printed
and published in Towson, Baltimore County, Md., appearing on
August 9, 1984.

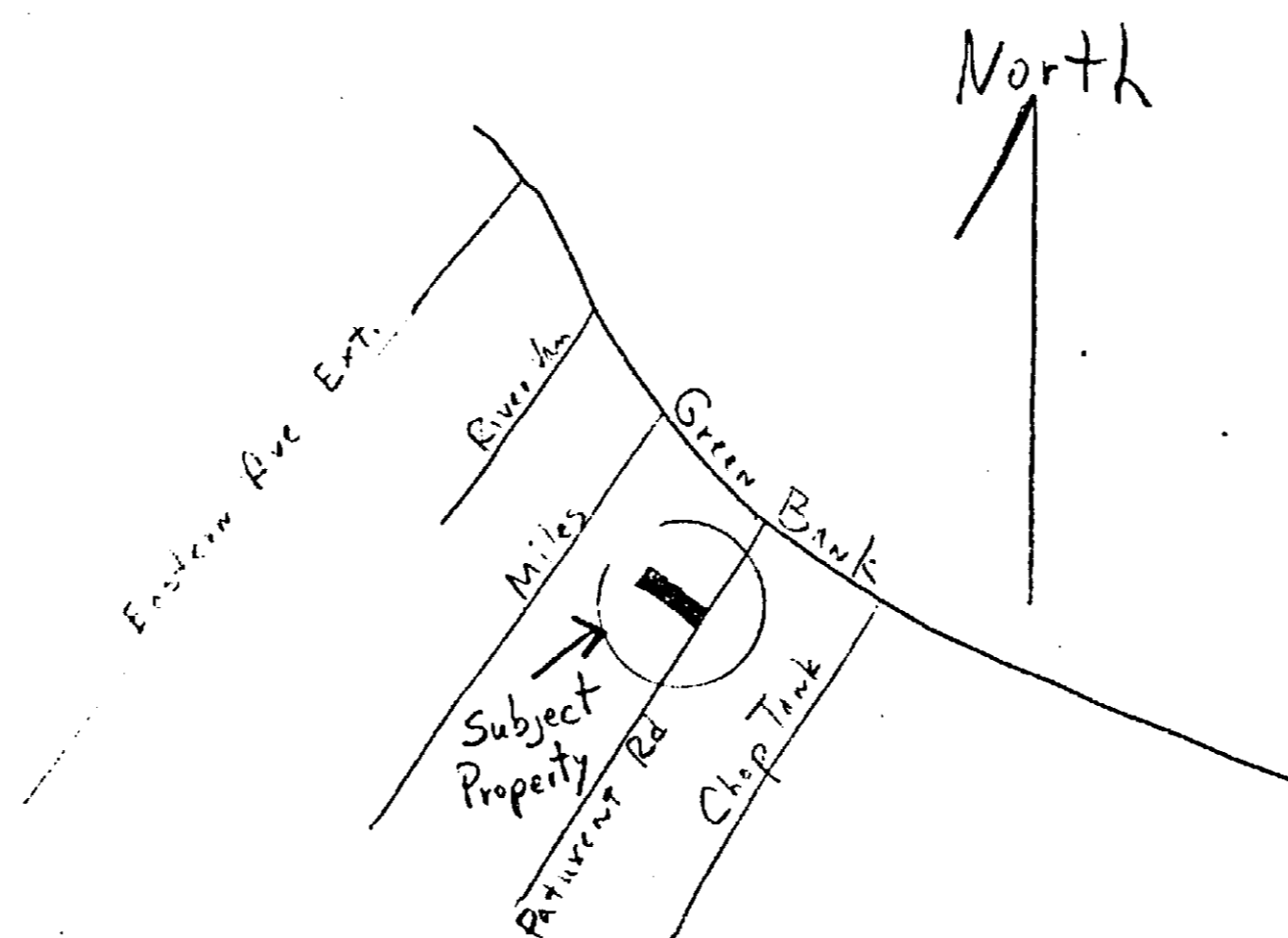
THE JEFFERSONIAN,

JB Venetian

Publisher

PETITION FOR VARIANCE
15th Election District
ZONING: Petition for Variance
LOCATION: Northwest side of Pa-
tuxent Rd., 186 ft. South-
west of Greenbank Road
(13214 Patuxent Road)
DATE & TIME: Wednesday,
August 29, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 100,
County Office Building,
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The Zoning Commissioner of Bal-
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Petition for Variance to per-
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the hearing.
By Order Of:
ARNOLD JABLON
Zoning Commissioner
Of Baltimore County

Cost of Advertising 18⁰⁰



Vicinity Map

MAP #366
DATE 8/11/84
BY [Signature]
FINAL

